

Founders Row II – Developers responses to UFC comments (March 17, 2022)

(UFC) Consideration of stepped-back Façade along W Broad: a stepped-back exterior on Broad Street would suit optimal tree growth and provide a more expansive greenspace feel to the tree canopy-building interface.

Response: We are unlikely to be able to step-back the exterior any more, but will work with UFC to maximize safe and effective tree canopy

(UFC) Connect Pedestrian Walkway along Western Façade: This opening likely will be used by pedestrians to complete the cut through. For the project to wait, perhaps years, for future redevelopment of the shopping plaza to realize completion of the path seems antithetical to the goals of the project and the City to create better pedestrian and bicyclist connectivity. Narrowing the building by several feet would accommodate pathway completion and utility boxes and might allow for more plantings.

Response: Developer has included this walking path in the most recent design.

(UFC) Increase funding for Stormwater Mitigation: We agree with the City Arborist that the City ask the developer to increase their voluntary concessions commitment to the stormwater fund to \$45,000. The \$20,000 voluntary concession is an arbitrary offer based merely on prior project VCs, and it bears no relation to the real loss of mature trees on this project. This higher contribution reflects a more accurate cost of the natural resource loss to the City.

Response: We have increased our commitment to \$45,000.

(UFC) Increase Tree Canopy Coverage: We strongly suggest that the City aim for a 15% canopy coverage in 20 years and that overall tree canopy be better balanced between streetscape and interior-site tree canopy. A larger canopy coverage allows the City to press for a higher quality of landscaped open space and more effectively mitigate effects caused by urban heat islands

Response: We are at 14%, which doubles Phase I

(UFC) Streetscape Guidelines: We support the City Arborist's request that the project ought to retain many of the mature trees, the raised tree planters, and the irrigation system along Broad Street to salvage some of the site's mature trees and to assure continuity in the look and function with other streetscape sections of Broad Street.

Response: We will work to maintain trees to the best of our ability.

(UFC) Street Trees on W Broad Median: We recommend that those trees remain in the median and not be removed.

Response: We cannot leave the trees and remove the median. We have increased our stormwater contribution to contend with this

(UFC) Maximize Open Space: We recommend that the City request a 15% minimum landscaped open space for this project that echoes the requirement found in the City's own mixed-use code (Section 48-1080(h)(1)). While we understand that this project is under the Special Exception Code and has a unique approval process, this project is mixed-use in substance.

Response: Our open space is nearly 30%